

# 3 BED VILLA AND POOL IN KOURNAS



**This lovely 3 bedroom villa is situated in the heart of the traditional village of Kournas. As a result, it is within walking distance of three tavernas and the village bakery.**

**This is a well designed house built by a reputable local builder. The villa has a nice garden area, a private pool and great views to the sea.**

**The villa is a few minutes drive from Kournas Lake— a lovely place to relax with its tavernas, boats and more.**

**In addition, the fantastic blue flag beaches at Georgioupolis are less than 10 minutes away. The house has been finished to a high standard and would make a great holiday home.**

**However, it is also ready for all year round living.**

**Priced at €275,000**

## DREAMCATCHERS



The Bridge, Almyrida, Crete.  
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**REF:DC—941**

**HOUSE SIZE: 115 M<sup>2</sup>**

**PLOT SIZE: 310 M<sup>2</sup>**

**POOL SIZE: 16 M<sup>2</sup>**

## **SUMMARY:**

Entering from a private parking area, this lovely villa has well maintained, low maintenance gardens and terraced areas. The private pool is well designed for swimming and has plenty of terrace area around for soaking up the sun.

The very useful outdoor conservatory provides a covered area for dining and it is well equipped with kitchen units, sink and utility area.

On the ground floor, there is a modern, fully fitted kitchen and an open plan living area. There is a separate dining area with patio doors and also a spacious storage room. Also on this level, there is a double bedroom with patio doors leading out to the garden area along with a well finished bathroom with corner shower and vanity units.

The upper floor has 2 further double bedrooms both with patio doors leading out to terraces which have panoramic views across the surrounding countryside to the sea.

One bedroom has an en-suite shower room with a walk-in shower and there is a further main bathroom with a full bath and shower.

This improved and very well maintained villa is ready to walk into and enjoy - as a holiday or full time home.



# **DREAMCATCHERS**

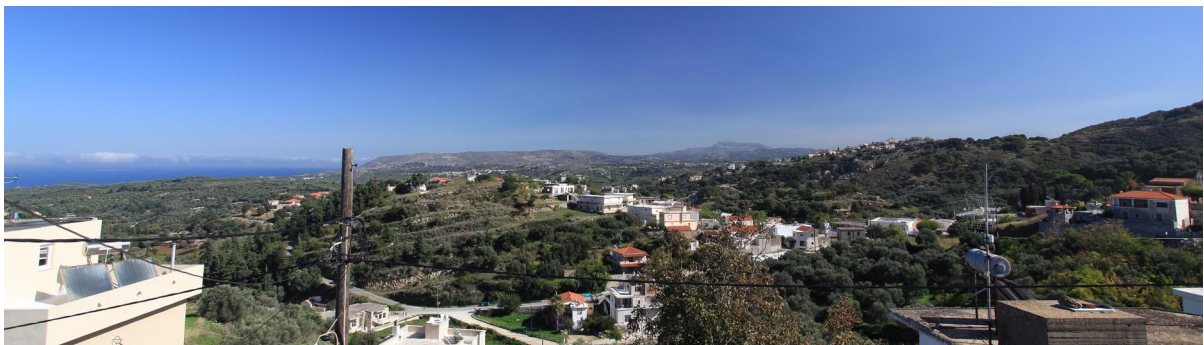
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## FEATURES:

- Air conditioning
- Inverter unit for heating to the living area
  - All main furniture items included
  - Fully fitted kitchen and white goods
    - Fitted wardrobes
  - Landline Telephone and Internet
- Solar panel, water tank and immersion heater
  - Covered outdoor conservatory area
  - Outdoor kitchen and utility area
    - Internal storage room
- Aluminium doors and windows with fly screens
  - Off road parking area



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